

BEACH & BLUFF BUZZ

The good news heralded in the last few newsletters continues to roll in:

■ **Blufftop:** Extreme demand along the Mesa has driven prices for the very few offerings through the roof. For example, 1625 Shoreline Drive, a bluff-top 1,934 sq.ft. 1960's ranch home, sold privately for \$3,850,000 in January while just last June, its dated 1,827 sq.ft. 1960's rancher next door neighbor at 1631 Shoreline Drive sold for a mere \$1,950,000 in a short sale.

■ **Montecito thru Carpinteria:** The \$5,225,000 sale of 1508 Miramar Beach, a redone 1,550 sq.ft. duplex on a tiny 31' x 55' lot, shows that even "starter" beach homes now start above \$5M. 27 Butterfly Lane, a redone 4,471 sq.ft. Mediterranean, sold overnight amid competing offers for over \$13M, demonstrating the continued huge interest in the Biltmore/Channel Drive corridor even across a busy street from the beach.

■ **Rincon:** Prices for modest homes along the Rincon have risen into the low \$2M's, up at least 10% from last year, with the \$2,900,000 sale of a 1,298 sq.ft. cottage outside the gates at Solimar being especially noteworthy.

■ **Beach Condos:** With 3 condo sales in the \$4M's already this year in Montecito Shores, prices for beachfront condos have arguably rebounded to the record highs of the 2007 market apex.

Here's to more continued good news ahead!

All the best,

FEATURED LISTINGS

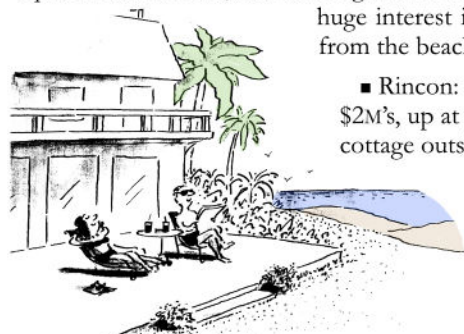
KATHLEEN WINTER

Former Attorney
BRE 01022891

805.451.4663

Kathy@KathyWinter.com

BERKSHIRE HATHAWAY
LUXURY PROPERTIES



"Good news, darling! It says here in Kathy's newsletter that our house is worth another \$1,000,000!"



3551 PADARO LANE
WWW.PADAROLANEHOME.COM

3447 PADARO LANE
WWW.3447PADAROLANE.COM

Spectacular ocean, island and coastline views are enjoyed from this delightful 2,916 sq.ft. cottage, which offers 3 living areas. The main floor has a spacious Great Room with fireplace and open beam ceilings, dining area, 2 bedrooms/2 baths and extensive decking for entertaining and beachside relaxation. Downstairs is a 2 bedroom/1 bath apartment with living room, kitchen and dining area + a separate studio with bath.

Right on the sand with a vast 75' of beach frontage, this newly and completely remodeled 3 bedroom/2.5 bath Contemporary has fabulous views, a vast Ipe wood deck and gorgeous finishes including telescoping walls of glass, French White Oak floors and high gloss plaster walls. Also newly redone is the separate 2 bedroom/1 bath guest house and 2 car garage, all on a gated and very private 0.54 acre parcel.

NEW SINCE THE LAST NEWSLETTER...

NEW LISTINGS

ADDRESS	CURRENT LIST PRICE	ORIGINAL LIST PRICE	LIST DATE	BRM/ BATH	FRONT FEET	COMMENTS
SANTA BARBARA						
3349 Cliff Drive	\$11,995,000	\$11,995,000	4/16	4/7.5	85'	Newly redone and expanded 5,500 sq.ft. gated 1940's hacienda with pool, spillway hot tub, outdoor fireplace and bluff-top fire pit on 1.45 acres.
MONTECITO						
1104 Channel Dr.	37,500,000	37,500,000	3/16	5/6.5	n/a	6,497 sq.ft. 4/5.5 Contemp. built in 2008 with pool, spa, 746 sq.ft. cabana with fireplace, 640 sq.ft. gym & 3 car garage on 1.13 acres. Sold 2/07 for \$25M during construction. Sold 12/00 as lot with 1127 Channel for \$6M.
1127 Channel Dr.	17,200,000	17,200,000	3/16	4/4.5	n/a	Redone island style 4,604 sq.ft. 4/4.5 with 878 sq.ft. 1/1 guest house with fireplace, pool and 820 sq.ft. 1/1 pool house. Sold 9/09 for \$11M and 1/07 for 12.8M. Sold with vacant lot at 1104 Channel Dr. in 12/00 for \$6M.
1473 Edgecliff Ln.	13,400,000	14,444,000	12/15	2/3	129'	Tropically landscaped and private South facing half acre lot with darling 888 sq.ft. 1/1.5 cottage, detached studio and pool. Sold 8/11 for \$10,750,000.
1813 Fernald Point	7,750,000	8,250,000	2/16	3/3.5	50'	Remodeled 1970's 3 level 3,942 sq.ft. 3/3.5 Contemporary with walls of glass, large wine cellar and a lowest level which serves as a separate guest apt. Redone since 7/10 sale for \$5,100,000.
PADARO LANE & BEACH CLUB ROAD						
3443 Padaro Lane	23,750,000	23,750,000	3/16	4/6.5	79'	Spectacular gated 4,848 sq.ft. Contemp. on 1.13 acres with 790 sq.ft. guest house, lighted tennis court and spa. More than \$4M went into gutting and remodeling the main house since this sold in 2/06 for \$20,750,000.
3447 Padaro Lane	12,500,000	12,500,000	1/16	5/3.5	75'	Completely remodeled 2 homes on a half acre lot including a 2,039 sq.ft. 3/2.5 main home and a detached 830 sq.ft. 2/1 guest house. Prior to the total redo, this sold in 3/09 for \$6,350,000. www.3447PadaroLane.com
3353 Padaro Lane	12,000,000	12,000,000	4/16	3/2	76'	Remodeled 1960's 2,238 sq.ft. with den, wood ceilings and lovely finishes on a 0.37 ac. slightly elevated lot with easy beach access & a huge deck. This has been expanded and redone since it sold in 2/00 for \$2,450,000.
3284 Beach Club Rd.	8,250,000	8,250,000	1/16	2/2	68'	Built in 1970, this 1,701 sq.ft. 2/2 Contemp. has a 451 sq.ft. loft over the garage and some nice landscaping with sand. Sold 4/09 for \$6,100,000.
3551 Padaro Lane	7,450,000	7,450,000	4/16	5/4	50'	Built in 1950, this spacious 2,916 sq.ft. home has 2/2 upstairs, a 2/1 apt. & studio apt. downstairs. Improved since 10/13 sale for \$4,850,000. www.PadaroLaneHome.com
3485-A Padaro Ln	5,995,000	5,995,000	3/16	4/3.5	n/a	Built in 1991, this 2,472 sq.ft. home on the slough has lovely ocean views, open beam ceilings, fireplace and beach access. Sold for \$5.1M in 12/09.
RINCON						
6614 Old P.C.H.	3,300,000	3,300,000	4/16	3/2	67'	Redone 1,911 sq.ft. 1970's 3/2 single story cottage with stone fireplace, office and 10' x 50' deck adjacent to the Cliff House in Mussel Shoals.
3870 P.C.H.	2,495,000	2,495,000	11/15	2/2	41'	1950's 1,342 sq.ft. 2 story with a stone fireplace, hand-hewn open beam ceilings, large 2nd story deck and approved well built seawall.
3924 P.C.H.	2,395,000	2,395,000	11/15	4/2	39'	Redone 2 story 1,530 sq.ft. 4/2 home with large deck & spa. Prior to the redo, sold 2/13 for \$1,645,000.
4245 Faria Road	1,589,000	1,725,000	3/16	2/2	n/a	Within the gates at Faria, this redone 2 story 1,180 sq.ft. Contemp. has partial ocean views, bamboo floors, 2 car garage and ocean view deck. Redone since 12/11 sale for \$750,000.
6727 Breakers Way	1,550,000	1,550,000	5/16	3/3	n/a	Bright 2,913 sq.ft. multi-level Contemp. with living room, family rm, office, rooftop deck and 3 car garage. Sold 12/03 for \$945,000 and 10/01 for \$670,000. www.MusselShoalsHome.com

WITHDRAWN

ADDRESS	FINAL LIST PRICE	ORIGINAL LIST PRICE	LIST DATE	ADDRESS	FINAL LIST PRICE	ORIGINAL LIST PRICE	LIST DATE
4555 Ave. del Mar	\$8,995,000	\$8,995,000	9/15	1509 Shoreline Dr.	\$5,900,000	\$5,900,000	10/15
1210 Channel Dr.	6,900,000	6,900,000	2/15	1374 Shoreline Dr.	1,995,000	1,995,000	10/15

PRICE CHANGES

ADDRESS	NEW LIST PRICE	OLD LIST PRICE	ORIGINAL LIST PRICE	ADDRESS	NEW LIST PRICE	OLD LIST PRICE	ORIGINAL LIST PRICE
4305 Marina Dr.	\$25,000,000	\$35,000,000	\$35,000,000	1464 Bonnymede Dr.	\$4,495,000	\$4,750,000	\$4,750,000
4653 Via Roblada	16,950,000	19,500,000	19,500,000	6670 Old P.C.H.	2,400,000	1,895,000	1,895,000
1205 Hill Road	7,095,000	7,300,000	7,895,000				

NEW ESCROWS PENDING

ADDRESS	CURRENT LIST PRICE	ORIGINAL LIST PRICE	LIST DATE	BRM/ BATH	FRONT FEET	COMMENTS
---------	--------------------	---------------------	-----------	-----------	------------	----------

PADARO LANE & BEACH CLUB ROAD

3111 Padaro Lane	11,900,000	22,000,000	8/13	4/4	186'	2.02 acre bluff-top parcel with shared access to a stairway to the beach and 3 structures: a 2 story 3/3 1960's home, modest 1 /1 guest house and a detached garage/workshop.
3246 Beach Club Rd.	7,995,000	15,900,000	2/15	4/4	103'	Within the gates of Beach Club Road, this dated 1950's 3,000 sq.ft. 2 story has views to the Southeast. This is pending (following multiple offers) subject to lender approval of a short sale due to a reverse mortgage.
3553 Padaro Lane	5,950,000	5,950,000	7/15	2/3	50'	Charming 1950's 1/2 cottage with wood ceilings, fireplace and bonus room and bath off the garage. www.PadaroCottage.com

NEW CLOSED ESCROWS

ADDRESS	SALE PRICE	FINAL LIST PRICE	ORIGINAL LIST PRICE	SALE DATE	TIME ON MARKET	FRONT FEET	COMMENTS
---------	------------	------------------	---------------------	-----------	----------------	------------	----------

SANTA BARBARA

1625 Shoreline Dr.	\$3,850,000	n/a	n/a	1/16	n/a	94'	1960's 1,934 sq.ft. single story 3/2 on a 0.46 acre parcel.
1413 Shoreline Dr.	2,600,000	n/a	n/a	1/16	n/a	n/a	Redone 1,770 sq.ft. 1920's 2/1 cottage with partial ocean views, wood floors, fireplace on a 1/4 ac. Sold 11/12 for \$1,300,000.
1401 Shoreline Dr.	1,800,000	\$1,975,000	\$1,975,000	11/15	1 wk.	n/a	One house back from the bluff, this 1,901 sq.ft. 1960's 4/4 has a brick fireplace, open beam wood ceilings and 2 nd story master.

MONTECITO

27 Butterfly Lane	13,036,815	13,900,000	13,900,000	11/15	1 wk.	n/a	Redone 1980's 4,471 sq.ft. 5/7/2 Medit. with media and game rooms, ocean view terraces, 6 fireplaces, pool/spa and cabana.
1508 Miramar Beach	5,225,000	n/a	n/a	1/16	n/a	31'	Legal duplex with 800 sq.ft. 2/2 top level and 750 sq.ft. 2/2 lower level, each with fireplace, granite kitchen, tile floors and in unit laundry. Situated on a 31' x 55' lot. This sold privately.
1460 Bonnymede Dr.	5,465,000	5,975,000	6,450,000	2/16	2 yrs.	n/a	Sea Meadow 4,260 sq.ft. 4/4.5 with 2 story atrium, family room with stone fireplace, and a stone outdoor fireplace and patio. Sold 10/03 for \$4,475,000.
40 Hammond Dr.	4,650,000	4,950,000	4,950,000	2/16	3 mo.	n/a	South facing 4,606 sq.ft. 4/3 Sea Meadow home with ocean peeks, formal dining, family room and an office/4th bedroom.
1473 Bonnymede Dr.	3,625,000	4,000,000	5,450,000	2/16	5.5 yrs	n/a	South facing 4/3 Sea Meadow with limestone & wood floors, formal dining, office/4 th brm, 2 fireplaces and private terrace.

PADARO LANE & BEACH CLUB ROAD

3531 Padaro Lane	9,300,000	n/a	n/a	11/15	n/a	53'	Pristine redone 2,082 sq.ft. 3/3 home with sand blasted open beam ceilings, hickory floors, a covered porch for beachside dining and 2 car garage. www.3531PadaroLane.com
------------------	-----------	-----	-----	-------	-----	-----	---

RINCON

3144 Solimar Beach	5,100,000	n/a	n/a	1/16	n/a	75'	Built in 1990, 3/3.5 3,378 sq.ft. Contemp. with white-washed floors, a glass enclosed spa & 3 car garage. This has been upgraded since its 7/14 sale for \$4,400,000.
2854 P.C.H.	2,900,000	3,095,000	3,095,000	1/16	2 wks	40'	Recently redone 1,298 sq.ft. 1940's 3/2 cottage with fireplace, courtyard & 2 car garage. Redone since sold 4/11 for \$1,665,000.
3870 P.C.H.	2,300,000	2,450,000	2,495,000	3/16	3 mo.	41'	1950's 1,342 sq.ft. 2 story 2/2 with a stone fireplace, open beam ceilings, large 2nd story deck and approved well built seawall.
3924 P.C.H.	2,250,000	2,395,000	2,395,000	3/16	4 mo.	39'	Redone 2 story 1,530 sq.ft. 4/2 with large deck & spa. Prior to the redo, this sold in 2/13 for \$1,645,000.
3968 P.C.H.	1,790,000	1,950,000	1,950,000	1/16	3 mo.	34'	Redone 1920's 1,342 sq.ft. 2/2 cottage with an open floorplan, skylights and a brick fireplace. Large deck with fire pit.

AVAILABLE BEACHFRONT PROPERTIES

VISIT www.SANTABARBARABEACHHOMES.com TO VIEW PHOTO TOURS OF ALL OF THESE PROPERTIES.

ADDRESS	CURRENT LIST PRICE	ORIGINAL LIST PRICE	LIST DATE	BRM/ BATH	FRONT FEET	COMMENTS
----------------	---------------------------	----------------------------	------------------	------------------	-------------------	-----------------

MONTECITO

1473 Edgecliff Ln.	\$13,400,000	\$14,444,000	12/15	2/3	129'	Tropically landscaped and private South facing half acre lot with cute 888 sq.ft. 1/1.5 cottage, detached studio and pool. Sold 8/11 for \$10,750,000.
1813 Fernald Point	7,750,000	8,250,000	2/16	3/3.5	50'	Remodeled 1970's 3 level 3,942 sq.ft. 3/3.5 Contemporary with walls of glass, large wine cellar and a lowest level which serves as a separate guest apt. Redone since 7/10 sale for \$5,100,000.

PADARO LANE & BEACH CLUB ROAD

3443 Padaro Lane	23,750,000	23,750,000	3/16	4/6.5	79'	Spectacular gated 6,862 sq.ft. Contemp. on 1.13 acres with 790 sq.ft. guest house, lighted tennis court and spa. More than \$4M went into gutting and remodeling the main house since this sold in 2/06 for \$20,750,000.
3485 Padaro Lane	12,900,000	12,900,000	6/13	6/4/2	87'	Unique offering of 2 homes on 2 lots next to the slough: a newer 2 story 2/2 2,472 sq.ft. non-beachfront home with 1/1 guest suite and a darling 100 yr old 859 sq.ft. 2/2 cottage on the sand. The beachfront house was bought for \$4M in 12/12 and the back house for \$5.1M in 12/09.
3447 Padaro Lane	12,500,000	12,500,000	1/16	5/3.5	75'	Completely remodeled 2 homes on a half acre lot including a 2,039 sq.ft. 3/2.5 main home and a detached 830 sq.ft. 2/1 guest house. Prior to the total redo, this sold in 3/09 for \$6,350,000. www.3447PadaroLane.com
3353 Padaro Lane	12,000,000	12,000,000	4/16	3/2	76'	Remodeled 1960's 2,238 sq.ft. with den, wood ceilings and lovely finishes on a 0.37 ac. slightly elevated lot with easy beach access & a huge deck. This has been expanded and redone since it sold in 2/00 for \$2,450,000.
3284 Beach Club	8,250,000	8,250,000	1/16	2/2	68'	Built in 1970, this 1,701 sq.ft. 2/2 Contemp. has a 451 sq.ft. loft over the garage and some nice landscaping with sand. Sold 4/09 for \$6,100,000.
3551 Padaro Lane	7,450,000	7,450,000	4/16	5/4	50'	Built in 1950, this spacious 2,916 sq.ft. home has 2/2 upstairs, a 2/1 apt. and a studio apt. downstairs. Improved since 10/13 sale for \$4,850,000. www.PadaroLaneHome.com

SAND POINT ROAD

849 Sand Point Rd.	12,575,000	10,800,000	8/13	4/4.5	241'	Beautiful newer 3,365 sq.ft. Cape Cod down long driveway just West of Casa Blanca and adjacent to railroad tracks. This sold in 2/13 for \$8,300,000 and as a tear down in 4/04 for \$3,500,000.
871 Sand Point Rd.	7,990,000	6,500,000	8/13	4/3/2	100'	5,390 sq.ft. Casa Blanca with floating staircase, 2 story LR, formal DR, master with fireplace, sitting room & gym, & guest quarters with own entrance. Sold 5/00 for \$3,550,000.

RINCON

3102 Solimar Beach	8,500,000	8,500,000	4/15	5/6.5	80'	Redone 5,742 sq.ft. 5/6.5 Contemp. Medit. on Solimar's largest lot with soaring ceilings, media/family room, custom music studio, office and 3 car garage. Last sold 3/08 for \$6,725,000.
--------------------	-----------	-----------	------	-------	-----	--

6614 Old P.C.H.	3,300,000	3,300,000	4/16	3/2	67'	Redone 1,911 sq.ft. 1970's 3/2 single story cottage with stone fireplace, office and 10' x 50' deck adjacent to the Cliff House in Mussel Shoals.
6698 Breakers Way	1,875,000	1,748,000	7/12	Lot	40'	Vacant lot with approved plans for a 3,800 sq.ft. home. This is half of the 80' double lot with tear down that sold in 3/06 for \$2,950,000.

AVAILABLE PROPERTIES ON THE BLUFF

<u>ADDRESS</u>	<u>CURRENT LIST PRICE</u>	<u>ORIGINAL LIST PRICE</u>	<u>LIST DATE</u>	<u>BRM/ BATH</u>	<u>FRONT FEET</u>	<u>COMMENTS</u>
----------------	---------------------------	----------------------------	------------------	------------------	-------------------	-----------------

HOPE RANCH

4305 Marina Dr.	\$25,000,000	\$35,000,000	8/15	4/6.5	200'	Spectacular brand new 10,143 sq.ft. Contemp. with smart home tech, office, family room, pool, spa, tennis court and beach access on 3.7 acres.
4145 Creciente Dr.	21,000,000	21,500,000	2/15	6/6/3	309'	Sprawling 1950's 11,574 sq.ft. island style Contemp. on a gated 4.02 ac. lot with tennis court, pool, sprawling lawns, beach access & bluff top patios.
4653 Via Roblada	16,950,000	19,500,000	7/15	5/4.5	400'	13 acre oceanfront orchard property with 4,900 sq.ft. 5/4.5 adobe home, guest facilities and pool.

SANTA BARBARA

3349 Cliff Drive	11,995,000	11,995,000	4/16	4/7.5	85'	Newly redone and expanded 5,500 sq.ft. gated 1940's hacienda with pool, spillway hot tub, outdoor fireplace and bluff-top fire pit on 1.45 acres.
------------------	------------	------------	------	-------	-----	---

AVAILABLE PROPERTIES NEAR THE BEACH OR BLUFF

<u>ADDRESS</u>	<u>CURRENT LIST PRICE</u>	<u>ORIGINAL LIST PRICE</u>	<u>LIST DATE</u>	<u>BRM/ BATH</u>	<u>COMMENTS</u>
----------------	---------------------------	----------------------------	------------------	------------------	-----------------

MONTECITO

1104 Channel Dr.	37,500,000	37,500,000	3/16	5/6.5	Built in 2008, this is a 6,497 sq.ft. 4/5.5 Contemp. with pool, spa, 746 sq.ft. pool cabana with fireplace, 640 sq.ft. gym and 3 car garage on 1.13 acres. Sold 2/07 for \$25M while still under construction and not subject to its completion. Sold 12/00 as a vacant lot with 1127 Channel Dr. for \$6,000,000.
1086 Channel Dr.	19,500,000	19,950,000	11/11	3/2.5	Mid-Century Modern on a gated and beautifully landscaped 0.81 acre lot with great ocean views and easy access across the street to Butterfly Beach.
1127 Channel Dr.	17,200,000	17,200,000	3/16	4/4.5	Redone island style 4,604 sq.ft. 4/4.5 with 878 sq.ft. 1/1 guest house with fireplace, pool and 820 sq.ft. 1/1 pool house. Sold 9/09 for \$11M and 1/07 for 12.8M. Sold with vacant lot at 1104 Channel Dr. in 12/00 for \$6,000,000.
1205 Hill Road	7,095,000	7,895,000	10/15	3/3.5	Partial ocean view 2,603 sq.ft. 1930's cottage with pool & spa on 0.6 ac. on the second row from Butterfly Beach & next to the Biltmore with an easement to the beach. Sold 7/10 for \$6,500,000.
1159 Hill Road	5,435,000	5,840,000	11/15	3/3	Stone & glass 3/3 Zen Contemp. with ocean views, slate floors & deeded beach access. Sold 11/14 for \$4,900,000, 2/06 for \$5,700,000 and 8/03 for \$2,985,000.
36 Hammond Dr.	5,250,000	6,850,000	9/12	4/4	Grand 5,200 sq.ft. Sea Meadow home with open beam ceilings, abundant French windows, formal dining, office and slate patios.
1464 Bonnymede	4,495,000	4,750,000	11/15	4/4	Bright Sea Meadow 3,886 sq.ft. home with sunken living room, formal dining, kitchen with island, 2 masters and a guest/staff bedroom off laundry area.

PADARO LANE & BEACH CLUB ROAD

3485-A Padaro Ln.	5,995,000	5,995,000	3/16	4/3.5	Built in 1991, this 2,472 sq.ft. home on the slough has lovely ocean views, open beam wood ceilings, fireplace and beach access. Sold for \$5,100,000 in 12/09.
-------------------	-----------	-----------	------	-------	---

RINCON

6670 Old P.C.H.	2,400,000	1,895,000	10/14	5/3	Redone ocean view Contemp. duplex with limestone, glass tile accents, Caesar stone counters & a roof top deck. The lower unit has 2/1 & the upstairs has 3/2.
6741 Breakers Way	1,599,000	1,795,000	9/15	3/3	Redone 2,913 sq.ft. multi-level home with living room, family room, office, roof-top deck and a 3 car garage. Prior to redo, sold 6/02 for \$625,000.

RINCON

4245 Faria Road	1,589,000	1,725,000	3/16	2/2	Within the gates at Faria Beach, this redone 2 story 1,180 sq.ft. Contemp. has partial ocean views, bamboo floors, 2 car garage and ocean view deck. Redone since 12/11 sale for \$750,000.		
6727 Breakers Way	1,550,000	1,550,000	5/16	3/3	Bright 2,913 sq.ft. multi-level Contemp. with living room, family rm, office, roof-top deck and 3 car garage. Sold 12/03 for \$945,000 and 10/01 for \$670,000. www.MusselShoalsHome.com		

BEACHFRONT SALES IN 2016

<u>ADDRESS</u>	<u>SALE PRICE</u>	<u>FINAL LIST PRICE</u>	<u>ORIGINAL LIST PRICE</u>	<u>SALE DATE</u>	<u>TIME ON MARKET</u>	<u>TIME ON FRONT FEET</u>	<u>COMMENTS</u>
----------------	-------------------	-------------------------	----------------------------	------------------	-----------------------	---------------------------	-----------------

MONTECITO

1508 Miramar Beach	\$5,225,000	n/a	n/a	1/16	n/a	31'	Legal duplex with 800 sq.ft. 2/2 top level and 750 sq.ft. 2/2 lower level, each with fireplace, granite kitchen, tile floors and in unit laundry. 31' x 55' lot. This sold privately.
--------------------	-------------	-----	-----	------	-----	-----	---

RINCON

3144 Solimar Beach	5,100,000	n/a	n/a	1/16	n/a	75'	Built in 1990, this 3/3.5 3,378 sq.ft. Contemp. has white-washed floors, a glass enclosed spa & 3 car garage. This has been upgraded since its 7/14 sale for \$4,400,000.
2854 P.C.H.	2,900,000	\$3,095,000	\$3,095,000	1/16	2 wks	40'	Recently redone 1,298 sq.ft. 1940's 3/2 with fireplace, courtyard & 2 car garage. Redone since sold 4/11 for \$1,665,000.
3870 P.C.H.	2,300,000	2,450,000	2,495,000	3/16	3 mo.	41'	1950's 1,342 sq.ft. 2 story 2/2 with stone fireplace, open beam ceilings, large 2nd story deck and approved seawall.
3924 P.C.H.	2,250,000	2,395,000	2,395,000	3/16	4 mo.	39'	Redone 2 story 1,530 sq.ft. 4/2 with large deck & spa. Prior to the redo, this sold in 2/13 for \$1,645,000.
3968 P.C.H.	1,790,000	1,950,000	1,950,000	1/16	3 mo.	34'	Redone 1920's 1,342 sq.ft. 2/2 cottage with an open floor-plan, skylights, brick fireplace and a large deck with fire pit.

SALES ON THE BLUFF IN 2016

<u>ADDRESS</u>	<u>SALE PRICE</u>	<u>FINAL LIST PRICE</u>	<u>ORIGINAL LIST PRICE</u>	<u>SALE DATE</u>	<u>TIME ON MARKET</u>	<u>TIME ON FRONT FEET</u>	<u>COMMENTS</u>
----------------	-------------------	-------------------------	----------------------------	------------------	-----------------------	---------------------------	-----------------

SANTA BARBARA

1625 Shoreline Dr.	\$3,850,000	n/a	n/a	1/16	n/a	94'	1960's 1,934 sq.ft. single story 3/2 on a 0.46 acre parcel.
--------------------	-------------	-----	-----	------	-----	-----	---

SALES NEAR THE BEACH OR BLUFF IN 2016

<u>ADDRESS</u>	<u>SALE PRICE</u>	<u>FINAL LIST PRICE</u>	<u>ORIGINAL LIST PRICE</u>	<u>SALE DATE</u>	<u>TIME ON MARKET</u>	<u>COMMENTS</u>
----------------	-------------------	-------------------------	----------------------------	------------------	-----------------------	-----------------

SANTA BARBARA

1413 Shoreline	\$2,600,000	n/a	n/a	1/16	n/a	Redone 1,770 sq.ft. 1920's 2/1 cottage with partial ocean views, wood floors and fireplace on 1/4 ac. Sold 11/12 for \$1,300,000.
----------------	-------------	-----	-----	------	-----	---

MONTECITO

1460 Bonnymede Dr.	5,465,000	\$5,975,000	\$6,450,000	2/16	2 yrs.	Sea Meadow 4,260 sq.ft. 4/4.5 home with 2 story atrium, family room with stone fireplace and a patio with stone outdoor fireplace. Sold 10/03 for \$4,475,000.
40 Hammond Dr.	4,650,000	4,950,000	4,950,000	2/16	3 mo.	South facing 4,606 sq.ft. 4/3 Sea Meadow home with ocean peeks, formal dining, family room and an office/4th bedroom.
1473 Bonnymede Dr.	3,625,000	4,000,000	5,450,000	2/16	5.5 yrs	South facing 4/3 Sea Meadow with limestone & wood floors, formal dining, office/4 th brm, 2 fireplaces and private terrace.

BEACHFRONT SALES IN 2015: COMPLETE

ADDRESS	SALE PRICE	FINAL LIST PRICE	ORIGINAL LIST PRICE	SALE DATE	TIME ON MARKET	FRONT FEET	COMMENTS
MONTECITO							
1787 Fernald Point	\$7,000,000*	\$11,100,000	\$11,100,000	5/15	7 mo.	115'	"Villa Pellican," a dated 1930's 6,067 sq.ft. 8/9/2 Monterey Colonial on 0.62 ac. with guest house, beach-side cabana & 3 car garage. *This sold in a bankruptcy/short sale and the buyer paid amounts not reflected in the recorded price.
PADARO LANE & BEACH CLUB ROAD							
3333 Padaro Lane	19,000,000	22,500,000	22,500,000	3/15	3 mo.	62'	Gorgeous 13 yr. old 6,700 sq.ft. Cape Cod on the knoll. The main home has 4/4.5 with wine cellar, library, office & den. Guest apt. over a 3 car garage. Sold 11/03 for \$11,750,000.
3319 Padaro Lane	13,000,000	14,900,000	14,900,000	9/15	1 mo.	84'	Redone 3/3.5 cottage on the knoll on 0.64 ac. with 84' of beach frontage and panoramic views of the entire cove.
3531 Padaro Lane	9,300,000	n/a	n/a	11/15	n/a	53'	Pristine redone 2,082 sq.ft. 3/3 home with sand blasted open beam ceilings, hickory floors, a covered porch for beachside dining and 2 car garage. www.3531PadaroLane.com
3449 Padaro Lane	8,355,000	11,795,000	13,250,000	2/15	11 mo.	50'	1990's 2 story 3,577 sq.ft. 3/3.5 Cape Cod accessed from a shared driveway on 2 tandem lots totaling 0.51 acres.
3579 Padaro Lane	8,250,000	n/a	n/a	1/15	n/a	50'	Pristine redone 2,400 sq.ft. 4/3 Cape Cod built in the 70's. The property is unchanged since it sold in 11/12 for \$7,750,000. It was redone after its \$7,600,000 sale in 1/05, \$4,200,000 in 12/02 and \$2,850,000 in 8/99.
3517 Padaro Lane	7,900,000	7,950,000	7,950,000	5/15	2 wks.	50'	Redone 836 sq.ft. 2/1 cottage on the sand, plus 2 extra guest spaces: a studio with bath and a 1/1 apartment above the detached 2 car garage. This last sold in 10/08 for \$6,150,000 and has been redone since its 4/04 sale for \$4,500,000 and 6/00 sale for \$3,150,000.
3555-1/2 Padaro Ln.	6,500,000	6,750,000	6,750,000	1/15	1 wk.	25'	Redone 2 story 2,467 sq.ft. 3/3 Cape Cod with 2 fireplaces and a den/bedroom on a half lot. Sold 10/11 for \$5,900,000 and redone since 6/04 sale for \$5,050,000.
SAND POINT ROAD							
821 Sand Point Rd.	15,455,000	16,850,000	16,850,000	10/15	5 mo.	131'	Built in 2004, this lovely 6,141 sq.ft. 4/4/2 Nantucket has a Great room, library, theater, gym, wine room, breakfast room, master suite with sitting room and 4 car garage.
645 Sand Point Rd.	9,100,000	9,000,000	9,000,000	3/15	1 mo.	124'	Redone 1960's 2,358 sq.ft. 3/3 Contemp. views, open beam ceilings & walls of glass. Sold in 7/04 for \$7,150,000.
SANDYLAND COVE							
4525 Avenue del Mar	8,500,000	n/a	n/a	2/15	n/a	76'	Partially redone 1928 sq.ft. 1950's Contemp. 3/2 main house with 1/1 guest house on a "double lot" with 76' of frontage.
RINCON							
6772 Breakers Way	3,750,000	4,050,000	4,050,000	10/15	1 yr.	80'	Classic 1940's 1,597 sq.ft. 4/2 bridging two 40' lots in Mussel Shoals. First time on the market.
6638 P.C.H.	2,800,000	2,995,000	3,299,500	4/15	2 yrs.	40'	Stunning 2006 2,725 sq.ft. 3/3 Contemp. with infinity pool, spa, stone floors, top finishes. Sold 3/12 for \$2,775,000.
3438 P.C.H.	2,044,000	2,350,000	2,350,000	6/15	2 mo.	35'	Redone 1,348 sq.ft. 2/2.5 Nantucket style home at Faria has a rooftop deck with 360° views. Sold in an exchange in 3/09, for \$2,495,000 in 2/08 and in 10/02 for \$925,000.
3988 P.C.H.	1,800,000	1,900,000	1,900,000	4/15	1 mo.	29'	Built in 1928, this 1,632 sq.ft. 3/2 cottage has new stainless steel appliances, hardwood floors in master and a fireplace.

SALES ON THE BLUFF IN 2015: COMPLETE

<u>ADDRESS</u>	<u>SALE PRICE</u>	<u>FINAL LIST PRICE</u>	<u>ORIGINAL LIST PRICE</u>	<u>SALE DATE</u>	<u>TIME ON MARKET</u>	<u>FEET</u>	<u>COMMENTS</u>
SANTA BARBARA							
3511 Sea Ledge Ln	\$7,800,000	\$8,200,000	\$8,200,000	2/15	3 mo.	94'	Redone in 2006, this pretty 3/3.5 Medit. home has walls of glass & pine floors. Redone since 8/03 sale for \$2,850,000.
3129 Cliff Drive	5,100,000	5,875,000	5,875,000	7/15	1 wk.	101'	Redone 1,880 sq.ft. 2/2 Spanish ranch with 2/2 guest home. The bluff in front gently slopes and there are newer wooden steps down to the beach.
1631 Shoreline Dr.	1,950,000	n/a	n/a	6/15	n/a	94'	Modest 2/2 1,827 sq.ft. cottage built in 1967 on a half acre. This was a short sale following a bankruptcy. Sold privately. This last sold in 6/07 for \$2,650,000.

SALES NEAR THE BEACH OR BLUFF IN 2015: COMPLETE

<u>ADDRESS</u>	<u>SALE PRICE</u>	<u>FINAL LIST PRICE</u>	<u>ORIGINAL LIST PRICE</u>	<u>SALE DATE</u>	<u>TIME ON MARKET</u>	<u>COMMENTS</u>
SANTA BARBARA						
1312 Shoreline Dr.	\$3,295,000	\$3,295,000	\$3,295,000	3/15	3 wks.	Newly redone multi-level 3/2.5 Contemp. across from Shoreline Park. This sold in 4/03 for \$2,395,000 and 12/00 for \$2,020,000.
1401 Shoreline	1,800,000	1,975,000	1,975,000	11/15	1 wk.	One house back from the bluff, this 1,901 sq.ft. 1960's 4/4 has a brick fireplace, open beam wood ceilings & 2 nd story master.
MONTECITO						
27 Butterfly Lane	13,036,815	13,900,000	13,900,000	11/15	1 wk.	Bright redone 1980's 4,471 sq.ft. 5/7/2 Medit. with ocean view terraces, media & game rooms, 6 fireplaces, pool/spa and cabana with separate entrance.
1475 Bonnymede Dr.	4,050,000	4,650,000	5,250,000	7/15	1 1/4 yrs.	Bright remodeled 4,280 sq.ft. 3/3.5 home with private yard, gourmet granite kitchen, formal dining, office and family room.
PADARO LANE & BEACH CLUB ROAD						
3291 Beach Club Rd.	2,532,000	2,795,000	3,950,000	6/15	1 yr.	Dramatic 4/3 A-frame with wood beam ceilings, skylights, ocean view deck, flagstone patios and garden with koi pond.

NEW SINCE THE LAST NEWSLETTER...CONDOMINIUMS

NEW LISTINGS

<u>ADDRESS</u>	<u>CURRENT LIST PRICE</u>	<u>ORIGINAL LIST PRICE</u>	<u>LIST DATE</u>	<u>BRM/ BATH</u>	<u>ASS'N FLOOR</u>	<u>FEE</u>	<u>COMMENTS</u>
SANTA BARBARA							
50 Barranca Ave. #8	\$945,000	\$995,000	2/16	3/2	2 nd	635	Redone 1,400 sq.ft. ocean view unit with wood floors, new kitchen, fire-place and crown moldings. Sold 12/03 for \$595,000.
56 Barranca Ave. #8	895,000	915,000	3/16	2/2.5	2-3	635	Redone 1,188 sq.ft. townhouse overlooking the pool with ocean peeks, fireplace, vaulted ceilings & travertine tile floors. Sold 8/04 for \$699K.
MONTECITO							
4 Seaview Drive	3,950,000	4,250,000	1/16	3/2.5	1 st	1,248	Redone East facing 1,807 sq.ft. with big ocean views, hardwood floors, custom cabinets & tiled patio. Prior to redo, sold 9/00 for \$1,535,000.
3 Seaview Drive	3,600,000	3,600,000	1/16	3/2.5	1 st	1,248	Redone 2,234 sq.ft. with Cherry wood floors, shutters and crown molding. Great ocean views from the patio. Redone in part since sales in 12/11 for \$2,300,000, 2/07 for \$2,250,000 and 7/03 for \$1,800,000.
1375 Plaza Sonadores	3,250,000	3,250,000	4/16	2/2.5	2-3	1,082	Redone 1,540 sq.ft. South facing townhouse end unit with new kitchen (newly opened to the living room), French Oak floors, baths, etc. Redone since 8/15 sale for \$1,550,000.

58 Seaview Drive	1,798,000	1,798,000	4/16	2/2	1 st	1,063	Bright Southeast facing 1,731 sq.ft. condo with partial ocean views, private patio, enclosed sunroom, fireplace, built-in bookshelves, formal dining and wood floors.
------------------	-----------	-----------	------	-----	-----------------	-------	---

SUMMERLAND

15 Lookout Park Rd.	4,500,000	4,500,000	4/16	2/2.5	1-2		Redone & private 1,743 sq.ft. townhouse right on the sand, offered fully furnished. One of two units. Redone since 11/00 sale for \$2,500,000.
---------------------	-----------	-----------	------	-------	-----	--	--

CARPINTERIA

4700 Sandyland #4	799,500	799,500	4/16	2/1	1 st	540	Redone 700 sq.ft. unit with Salt Marsh views. Sold 9/06 for \$792,500.
4902 Sandyland #138	549,000	549,000	12/15	0/1	1 st	408	Redone Sunset Shores studio with patio, new granite kitchen and bath. Sold 8/12 for \$369,000 and prior to redo, in 5/00 for \$182,500.
4902 Sandyland #241	525,000	599,000	11/15	1/1	2 nd	423	Updated Sunset Shores end unit with mountain views and shutters.

NEW ESCROWS PENDING

ADDRESS	CURRENT LIST PRICE	ORIGINAL LIST PRICE	LIST DATE	BRM/ BATH	ASS'N FLOOR	FEE	COMMENTS
1337 Plaza Pacifica	\$2,750,000	\$2,750,000	4/16	2/2.5	2-3	1,452	White water ocean and coastline views are enjoyed from both levels of this 1,686 sq.ft. townhouse with fireplace, wet bar and laundry.
645-C Costa del Mar	849,000	979,000	8/15	2/2.5	1-2	415	1,079 sq.ft. East Beach Townhouse with pool and greenbelt views.

NEW CLOSED ESCROWS

ADDRESS	SALE PRICE	FINAL LIST PRICE	ORIG. LIST PRICE	SALE DATE	MARKET TIME	BRM/ BATH	SQ. FEET	FLOOR	COMMENTS
---------	------------	------------------	------------------	-----------	-------------	-----------	----------	-------	----------

SANTA BARBARA

653-A Verde Mar	\$1,000,000	\$1,100,000	\$1,100,000	12/15	4 mo.	2/2	1,374	1-2	E. Beach Townhome end unit with fireplace, new paint and carpet with an ocean peek.
641-B Por la Mar	905,000	939,000	939,000	2/16	4 mo.	2/2.5	1,100	1-2	E. Beach Townhouse with 2 master suites, 2 patios and 2 car garage. Redone since sale in 8/12 for \$695,000.

MONTECITO

1385 Plaza Pacifica	4,650,000	4,795,000	4,950,000	1/16	7 mo.	2/2.5	1,676	2-3	Redone Contemp. beachfront South-facing townhouse with whitewater views and a rare 2 car enclosed garage. Prior to the redo, this sold for \$3,700,000 in 6/07.
6 Seaview Drive	4,125,000	n/a	n/a	1/16	n/a	2/2.5	2,374	1 st	Beachfront Southeast facing ground floor with patio in original condition with great ocean and coastline views.
7 Seaview Drive	4,000,000	n/a	n/a	2/16	n/a	2/2.5	2,460	2 nd	Beachfront with sweeping ocean views from every room, formal dining and fireplace in dated condition.
15 Seaview Drive	3,950,000	3,975,000	3,975,000	3/16	1 wk.	3/2.5	2,374	3 rd	West facing with whitewater views, living room with open beam vaulted ceilings and fireplace, formal dining. Sold 1/02 for \$2,100,000. www.MontecitoPenthouse.com
1319 Plaza Pacifica	2,902,500	n/a	n/a	11/15	n/a	3/3	2,055	1 st	Redone 1 story with partial ocean views from patio, fireplace and plantation shutters. Sold after exercise of lease option. Sold 5/06 for \$2,755,000 and 3/00 for \$960K.
1398 Plaza Pacifica	2,350,000	2,595,000	2,595,000	1/16	3 days	2/3	2,234	2 nd	East facing partial ocean view top floor single level 2/3 end unit with 2 sided fireplace in living room.
53 Seaview Drive	1,700,000	1,795,000	2,250,000	4/16	1¼ yrs	2/2	1,731	3 rd	Treetop & mtn views, fireplace, formal dining, wet bar, sound system, A/C & forced air heat. Sold 6/04 for \$1.3.
39 Seaview Drive	1,330,875	1,439,000	1,439,000	1/16	2 wks	2/2	1,798	1 st	Dated West facing ground floor 2/2 unit with parquet floors, fireplace, wet bar, formal dining room and peeks of the ocean from the patio and kitchen.

CARPINTERIA

4885 Sandyland #5	1,800,000	n/a	n/a	3/16	n/a	3/3	1,612	1-2	Beach Club townhome with rooftop deck, high ceilings, fireplace and shutters, but no view. Sold 6/02 for \$970K.
4700 Sandyland #42	840,000	n/a	n/a	1/16	n/a	2/2	828	2 nd	This condo sold privately without coming on the market.

AVAILABLE BEACH AREA CONDOMINIUMS

<u>ADDRESS</u>	<u>CURRENT LIST PRICE</u>	<u>ORIGINAL LIST PRICE</u>	<u>LIST DATE</u>	<u>BRM/ BATH</u>	<u>FLOOR</u>	<u>ASS'N FEE</u>	<u>COMMENTS</u>
----------------	---------------------------	----------------------------	------------------	------------------	--------------	------------------	-----------------

SANTA BARBARA

50 Barranca Ave. #8	\$945,000	\$995,000	2/16	3/2	2 nd	635	Redone 1,400 sq.ft. ocean view unit with wood floors, new kitchen, fire-place and crown moldings. Sold 12/03 for \$595,000.
56 Barranca Ave. #8	895,000	915,000	3/16	2/2.5	2-3	635	Redone 1,188 sq.ft. townhouse overlooking the pool with ocean peeks, fireplace, vaulted ceilings & travertine tile floors. Sold 8/04 for \$699K.

MONTECITO

4 Seaview Drive	3,950,000	4,250,000	1/16	3/2.5	1 st	1,248	Redone East facing 1,807 sq.ft. with big ocean views, hardwood floors, custom cabinets & tiled patio. Prior to redo, sold 9/00 for \$1,535,000.
1356/8 Plaza Pacifica	3,650,000	4,299,000	7/15	3/3.5	1 st	1,763	Unique offering of two one-bedroom units that have been combined to form a lovely West facing 3 bedroom end unit with huge terrace.
3 Seaview Drive	3,600,000	3,600,000	1/16	3/2.5	1 st	1,248	Redone 2,234 sq.ft. with Cherry wood floors, shutters and crown molding. Great ocean views from the patio. Redone in part since sales in 12/11 for \$2,300,000, 2/07 for \$2,250,000 and 7/03 for \$1,800,000.
1375 Plaza Sonadores	3,250,000	3,250,000	4/16	2/2.5	2-3	1,082	Redone 1,540 sq.ft. South facing townhouse end unit with new kitchen (newly opened to the living room), French Oak floors, baths, etc. Redone since 8/15 sale for \$1,550,000.
19 Seaview Drive	1,995,000	2,245,000	11/15	2/2	1 st	1,032	South facing with ocean views from living room, kitchen and master. Redone since sales in 9/14 for \$1,925,000 and 6/05 for 1,650,000.
58 Seaview Drive	1,798,000	1,798,000	4/16	2/2	1 st	1,063	Bright Southeast facing 1,731 sq.ft. condo with partial ocean views, private patio, enclosed sunroom, fireplace, built-in bookshelves, formal dining and wood floors.

SUMMERLAND

15 Lookout Park Rd.	4,500,000	4,500,000	4/16	2/2.5	1-2		Redone & private 1,743 sq.ft. townhouse right on the sand, offered fully furnished. One of two units. Redone since 11/00 sale for \$2,500,000.
---------------------	-----------	-----------	------	-------	-----	--	--

CARPINTERIA

4700 Sandyland #4	799,500	799,500	4/16	2/1	1 st	540	Redone 700 sq.ft. unit with Salt Marsh views. Sold 9/06 for \$792,500.
4700 Sandyland #13	759,000	794,500	11/15	1/1	1 st	539	Solimar Sands 700 sq.ft. 1/1 + den/extra bedroom next to pool with mtn views, updated kitchen and tile floors. Sold 4/13 for \$699,000.
4902 Sandyland #138	549,000	549,000	12/15	0/1	1 st	408	Redone Sunset Shores studio with patio, new granite kitchen and bath. Sold 8/12 for \$369,000 and prior to redo, in 5/00 for \$182,500.
4902 Sandyland #241	525,000	599,000	11/15	1/1	2 nd	423	Updated Sunset Shores end unit with mountain views and shutters.
4902 Sandyland #245	425,000	495,000	5/15	0/1	2 nd	378	Mountain view studio with new paint & carpet. Sold 5/05 for \$470,000.

BEACH AREA CONDOMINIUM SALES IN 2016

<u>ADDRESS</u>	<u>SALE PRICE</u>	<u>FINAL LIST PRICE</u>	<u>ORIG. LIST PRICE</u>	<u>SALE DATE</u>	<u>MARKET TIME</u>	<u>BRM/ BATH</u>	<u>SQ. FEET</u>	<u>FLOOR</u>	<u>COMMENTS</u>
----------------	-------------------	-------------------------	-------------------------	------------------	--------------------	------------------	-----------------	--------------	-----------------

SANTA BARBARA

641-B Por la Mar	\$905,000	\$939,000	\$939,000	2/16	4 mo.	2/2.5	1,100	1-2	E. beach Townhouse with 2 master suites, 2 patios and 2 car garage. Redone since sale in 8/12 for \$695,000.
------------------	-----------	-----------	-----------	------	-------	-------	-------	-----	--

MONTECITO

1385 Plaza Pacifica	4,650,000	4,795,000	4,950,000	1/16	7 mo.	2/2.5	1,676	2-3	Redone Contemp. beachfront South-facing townhouse with whitewater views and a rare 2 car enclosed garage. Prior to the redo, this sold for \$3,700,000 in 6/07.
6 Seaview Drive	4,125,000	n/a	n/a	1/16	n/a	2/2.5	2,374	1 st	Beachfront Southeast facing ground floor with patio in original condition with great ocean and coastline views.
7 Seaview Drive	4,000,000	n/a	n/a	2/16	n/a	2/2.5	2,460	2 nd	Beachfront with sweeping ocean views from every room, formal dining and fireplace in dated condition.

15 Seaview Drive	3,950,000	3,975,000	3,975,000	3/16	1 wk.	3/2.5	2,374	3 rd	West facing with whitewater views, living room with open beam vaulted ceilings and fireplace, formal dining. Sold 1/02 for \$2,100,000. www.MontecitoPenthouse.com
1398 Plaza Pacifica	2,350,000	2,595,000	2,595,000	1/16	3 days	2/3	2,234	2 nd	East facing partial ocean view top floor single level 2/3 end unit with 2 sided fireplace in living room.
53 Seaview Drive	1,700,000	1,795,000	2,250,000	4/16	1 1/4 yrs	2/2	1,731	3 rd	Treetop & mtn views, fireplace, formal dining, wet bar, sound system, A/C & forced air heat. Sold 6/04 for \$1.3.
39 Seaview Drive	1,330,875	1,439,000	1,439,000	1/16	2 wks	2/2	1,798	1 st	Dated west facing ground floor 2/2 unit with parquet floors, fireplace, wet bar, formal dining room and peeks of the ocean from the patio and kitchen.

CARPINTERIA

4885 Sandyland #5	1,800,000	n/a	n/a	3/16	n/a	3/3	1,612	1-2	Beach Club townhome with rooftop deck, high ceilings, fireplace and shutters, but no view. Sold 6/02 for \$970K.
4700 Sandyland #42	840,000	n/a	n/a	1/16	n/a	2/2	828	2 nd	This condo sold privately without coming on the market.

BEACH AREA CONDOMINIUM SALES IN 2015: COMPLETE

ADDRESS	SALE PRICE	FINAL LIST PRICE	ORIG. LIST PRICE	SALE DATE	MARKET TIME	BRM/	SQ. FEET	FLOOR	COMMENTS
---------	------------	------------------	------------------	-----------	-------------	------	----------	-------	----------

SANTA BARBARA

667-B Del Parque	\$1,590,000	n/a	n/a	9/15	n/a	3/2.5	1,664	1-2	Front row ocean view unit with wood floors, fireplace, dual paned windows and 2 car garage. Sold privately.
36-6 Barranca Ave.	1,418,000	\$1,449,000	\$1,449,000	8/15	1 mo.	2/2	1,188	2 nd	Panoramic ocean views. Newly redone on spec. Redone since 1/15 Bank sale for \$905,000 in original condition.
643-A Costa del Mar	1,050,000	1,050,000	1,050,000	10/15	1 wk.	2/2	1,374	1-2	End unit E. Beach Townhome with fireplace and garage.
653-A Verde Mar	1,000,000	1,100,000	1,100,000	12/15	4 mo.	2/2	1,374	1-2	E. Beach Townhome end unit with fireplace, new paint and carpet with an ocean peek.
659-A Del Parque	942,000	995,000	1,050,000	5/15	1 wk.	2/2	1,374	1-2	End unit with fireplace, cathedral ceilings, upgraded kitchen and baths and attached 2 car garage.
36-6 Barranca Ave.	905,000	1,013,000	1,013,000	1/15	1 mo.	2/2	1,188	2 nd	Bank sale of ocean view unit in original condition.
66-5 Barranca Ave.	815,000	799,000	799,000	5/15	1 wk.	2/2	1,155	2 nd	Redone unit with high ceilings. Sold 1/02 for \$465,000.
50-10 Barranca Ave.	750,000	795,000	825,000	9/15	3 mo.	2/2	1,231	3 rd	Corner unit with high ceilings, skylights and fireplace and new wood flooring. Sold 8/08 for \$595,000.

MONTECITO

1367 Plaza Pacifica	4,500,000	4,750,000	4,950,000	1/15	1.5 yrs	2/2.5	1,773	1 st	Remodeled beachfront single level end unit with 2 fireplaces and a private 2 car garage. Sold prior to the redo in 4/08 for \$4,300,000.
1320 Plaza Pacifica	3,050,000	3,149,000	3,340,000	6/15	3 mo.	2/2.5	1,674	1 st	Redone 1 story with fireplace & gas that was rebuilt in 2012 after a fire. Redone since sold new in 6/14 for \$2,400,000. Prior to the fire, it had been redone and sold in 11/06 for \$2,575,000 and, prior to the redo, it sold in 10/05 for \$1,600,000 in original condition.
1319 Plaza Pacifica	2,902,500	n/a	n/a	11/15	n/a	3/3	2,055	1 st	Redone 1 story with partial ocean views from patio, fireplace and plantation shutters. Sold after exercise of lease option. Sold 5/06 for \$2,755,000 and 3/00 for \$960K.
1372 Plaza Pacifica	2,400,000	2,549,000	2,549,000	2/15	1 1/4 yrs	2/2.5	1,694	2 nd	Redone single level with some ocean views. Partly redone when sold as a short sale in 4/12 for \$1.2M and in 2/07 for \$2.2M. Prior to redo, sold 9/04 for \$1,386,000.
48 Seaview Drive	1,859,000	1,859,000	1,895,000	8/15	1 wk.	2/2	1,724	2 nd	Newly redone partial ocean view East facing unit with fireplace with open kitchen to formal dining room.
1388 Plaza Pacifica	1,845,000	1,895,000	1,995,000	4/15	2 mo.	2/2.5	1,666	2-3	Redone townhome with ocean peek & maple floors. Sold 3/14 for \$1,880,000. Prior to redo, sold 4/02 for \$945K.
74 Seaview Drive	1,800,000	1,849,000	1,849,000	10/15	1 wk.	2/2	1,599	1 st	Redone ocean peek South facing unit. Redone since sales in 10/07 for \$1,825,000 and 4/04 for \$1,325,000.

56 Seaview Drive	1,740,000	1,795,000	1,795,000	7/15	2 wks.	2/2	1,868	1 st	Redone further with wood floors & granite kitchen. Sold redone in 7/13 for \$1,500,000, 6/11 for \$1,400,000, 9/05 for \$2,375,000, 1/05 for \$2,175,000 and, prior to redo, in 4/03 for \$925,000.
1375 Plaza Sonadores	1,550,000	1,675,000	1,750,000	8/15	1 yr.	2/2.5	1,540	2-3	Remodeled South facing townhouse end unit with new kitchen, carpet, paint, air conditioning/heating and baths.
87 Seaview Drive	1,550,000	1,749,000	1,749,000	1/15	1 wk.	2/2	1,769	3 rd	Redone tennis court view unit with formal dining & fire-Redone since 1/10 sale for \$1,050,000 & 4/02 for \$975K.
11 Seaview Drive	1,475,000	1,650,000	1,900,000	9/15	1 yr.	2/2	1,599	2 nd	Northwest facing unit in original condition but with new carpeting. Sold in 3/05 for \$1,400,000.
1308 Plaza Pacifica	1,295,000	1,295,000	1,295,000	4/15	1 wk.	1/1.5	843	1 st	Redone single level South facing with some ocean views, large patio and nice distance from other buildings.
1386 Plaza Pacifica	1,275,000	1,300,000	1,450,000	4/15	10 mo.	1/1.5	1,300	2 nd	Redone breezeway unit with fireplace and enclosed balcony. Redone since sale in 4/04 for \$1,088,000.
1362 Plaza Pacifica	965,000	1,075,000	1,150,000	4/15	4 mo.	1/1.5	911	1 st	Partially updated West-facing with newer powder room, & in unit laundry. Prior to redo, sold 12/11 for \$675,000.

CARPINTERIA

4885 Sandyland #6	2,040,000	1,995,000	1,995,000	11/15	1 wk.	3/3	1,679	1-2	Beach Club townhome with partial ocean views. This sold in 3/11 for \$1,250,000, traded for a home in 5/04, and sold in 3/02 for \$980,000.
4825 Sandyland #6	1,195,000	1,225,000	1,225,000	8/15	1 mo.	2/2	966	2 nd	Updated condo with a private beach entrance, fireplace and mtn views. One of 8 units in the gated building. Sold 8/13 for \$1,049,000.
4975 Sandyland #312	1,125,000	n/a	n/a	9/15	n/a	2/1	683	3 rd	Carpinteria Shores top floor end unit with redone bath. Sold 9/14 for \$879,995.
4700 Sandyland #59	941,000	949,000	949,000	6/15	1 wk.	2/1.5	828	2 nd	Partial ocean view end unit with remodeled kitchen and baths, wood floors and a ceiling fan.
4700 Sandyland #56	841,000	839,000	839,000	3/15	1 mo.	2/1.5	925	2 nd	Redone with granite counters, built in dining banquette, wood floors, redone baths and wainscoting throughout. Ocean view from terrace. Situated in Solimar Sands.
4700 Sandyland #48	810,000	n/a	n/a	5/15	n/a	2/1.5	828	2 nd	This condo sold privately without coming on the market.
4700 Sandyland #30	699,000	699,000	699,000	7/15	1 wk.	2/2	828	2 nd	Mountain view unit upgraded with new flooring.
4880 Sandyland #48	615,000	n/a	n/a	6/15	n/a	1/1	660	2 nd	Upper level condo. Sold privately.
4880 Sandyland #61	600,000	575,000	575,000	5/15	1 wk.	2/1	780	2 nd	Upper level condo in original condition.
4880 Sandyland #27	543,000	599,000	599,000	10/15	2 mo.	1/1	660	1 st	La Cabana unit. Sold privately in 7/14 for \$395,000.
4980 Sandyland #208	540,000	559,000	559,000	8/15	1 mo.	1/1	396	2 nd	Ocean view furnished condo in Sunset Shores. Sold in 8/04 for \$565,000 and 12/03 for \$440,000.
4902 Sandyland #141	494,500	n/a	n/a	5/15	n/a	0/1	432	1 st	Ground floor studio in mostly original condition. Sold in 3/06 for \$470,000 and 2/04 for \$450,000.

WINTER
at the beach

1170 COAST VILLAGE ROAD ■ MONTECITO 93108